



City of Granite City

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Historical & Architectural Review Commission

Minutes

December 11, 2012

CALL TO ORDER

The Chairman, Terry Pierce, called the Special meeting of HARC to Order on Tuesday, December 11, 2012, at 5:30 PM. (Change of meeting date due to the Holidays.)

CHAIR COMMENTS

The Chair explained HARC is a recommending body to the City Council and the Council will make the final determination at the next regularly scheduled meeting on December 18, 2012.

ATTENDANCE / ROLL CALL

Members Present were: Terry Pierce, Henry Gabriel, Paula Hagnauer, Kim King and Jennifer Flores-Melton(arrived a little late due to work). Also present: Zoning Administrator Steve Willaredt.
Excused absence: Eric Hill.

MINUTES / AGENDA

A motion to approve the Minutes from the previous meeting (November 27, 2012) and this evening's Agenda was made by Paula Hagnauer and seconded by Henry Gabriel. Voice vote. All ayes. Motion carried.

PETITIONER: **Ted Meeker**
 The Ralph Building
 1200 Niedringhaus Avenue
 D-1 Arts & Entertainment

Irv Slate, attorney for the Petitioner, introduced himself and stated he is representing Ted Meeker for the Petition to replace storm damaged awnings on the 19th Street, Niedringhaus and Cleveland Avenue sides of the building (commonly known as the wedge) space presently occupied by H & R Block.

The awnings have been on the building since approximately 1970 when Earl's Sporting Goods occupied the building. The tenant, H&R Block, is requesting replacement of the awnings to protect the occupants from the afternoon sun coming thru the plate glass windows. The estimate from Contractor Morse Home Improvement is approximately \$9,000.00. Mr. Meeker spent \$1,800.00 two years ago to have the now damaged awnings painted.

Mr. Slate stated the awnings would protect people from sun and rain while waiting at the bus stop located on that particular corner. He believes Mr. Meeker has accrued some rights because the awnings have been there for a very long period time and they are being replaced because of storm damage.

The Chair asked the distance from the skirt of the awning to the sidewalk and Mr. Meeker replied he believed it to be 8 foot. Kim King asked if Mr. Meeker brought photos and Mr. Meeker replied he

brought a sample of the awning and showed a black and white aluminum awning. He stated the new awning would be solid black in color, the same size as the existing awning, covering about 45 feet.

Discussion followed. The Commission was opposed to aluminum and the color black. Henry Gabriel stated the purpose of HARC is to discuss and decide what is permissible; then present their opinion to the City Council for final determination. The Board agreed they would like the replacement be made of canvas or a synthetic material. The roll-out type of canvas awning would be well suited for the location and the aesthetics of the building. Mr. Meeker doubted anyone would take the time to roll-in and roll-out the awning as needed.

The Commission asked that Mr. Meeker return with a bid for canvas or synthetic material. Kim King reported the canvas awnings at her residence have withstood time and recent bad storms. Mr. Meeker said he would meet with his business partners and H & R Block for their opinions.

MOTION to approve the Petition application as submitted and allow the aluminum awnings was made by Paula Hagnauer and seconded by Jennifer Flores-Melton. Roll Call vote. All noes. Motion denied unanimously.

Paula stressed this decision would have been made easy if HARC had voted on permitted building materials last month.

Attorney Slate commented, the Petitioner has a pretty nice building downtown and questioned the Commission on how tightly the committee intends to manage, and how closely it will regulate buildings located in downtown (HARC District).

Commission discussion followed. Of concern was: (1) the necessity for a Petitioner to return again and again for approval of petitions, (2) the time frame required in order to abide by procedures established in the Illinois Open Meetings Act and (3) the regulations in City Ordinance #3818 of Article 15.

The decision was made to table the resolution and enter a motion to reconsider the issue.

MOTION by Paula Hagnauer and seconded by Kim King to rescind the previous motion. Roll Call Vote. All ayes. Motion carried by unanimous consent.

MOTION by Paula Hagnauer and seconded by Kim King to table the petition with leave to amend the application for awnings by the Petitioner. Roll Call Vote. All ayes. Motion carried by unanimous consent

Mr. Meeker will discuss the awnings (materials to be used) with his partners and tenants then return to HARC for approval. Mr. Slate thanked the Commission for their time.

NEW BUSINESS

None voiced.

UNFINISHED BUSINESS

Henry Gabriel's handouts: Reference was made to the proposed Approved Exterior Building Materials List and the HARC Newsletter. All agreed with the materials list. Henry asked if there is a HARC Mission Statement and the Zoning Administrator answered by referring to Article 15 the Intent and Purpose statement.

The Zoning Administrator agreed to give the proposed accepted materials list to Laura Andrews, the Assistant City Attorney, for draft; upon approval to be incorporated in Article 15 of Zoning Ordinance #3818.

Jennifer Flores-Melton asked what was happening in the downtown HARC District. The Zoning Administrator replied the following: The Guardian Bank, property on 19th Street and possibly property on Grand Avenue has been purchased by local Attorney Lance Callis and his group known as Lascelles, LLC.

Mr. Willaredt reported the YMCA Building is still viable. There has been interest in the property on Edison Avenue, down the street from City Hall, for an adult care center and apartments upstairs; however, the upstairs apartments would require a costly sprinkler system so the potential buyers backed out.

Alfresco Productions has purchased the Baptist Church on Delmar, across from the Township Hall. They will have entertainment facilities with performing artists and banquet facilities on the lower level.

No further business. The Chair reminded the members to get their Open Meetings Certificates to Tanja Cook, Assistant City Attorney.

Motion to Adjourn was made by Kim King and seconded by Jennifer Flores-Melton.

Respectfully submitted by,

Barbara Hawkins

Recording Secretary, HARC

**Historical & Architecture Review Commission
Advisory Report, Meeting held on December 11, 2012**

PETITIONER: **Ted Meeker
The Ralph Building
1200 Niedringhaus Avenue**

MOTION by Paula Hagnauer and seconded by Jennifer Flores-Melton to approve the petition and allow aluminum awnings to replace the storm damaged awnings.

Roll Call Vote:

Terry Pierce	No		
Henry Gabriel	No	Kim King	No
Paula Hagnauer	No	Jennifer Flores-Melton	No

Motion Denied Unanimously

MOTION by Paula Hagnauer and seconded by Kim King to rescind the previous motion.

Roll Call Vote:

Terry Pierce	Yes		
Henry Gabriel	Yes	Kim King	Yes
Paula Hagnauer	Yes	Jennifer Flores-Melton	Yes

Motion Carried by Unanimous Consent.

MOTION by Paula Hagnauer and seconded by Kim King to table the Petition with leave to amend the application for awning replacement.

Roll Call Vote:

Terry Pierce	Yes		
Henry Gabriel	Yes	Kim King	Yes
Paula Hagnauer	Yes	Jennifer Flores-Melton	Yes

Motion Carried by Unanimous Consent.